

City of Waukegan Certified Local Government Annual Report



Reporting Period: January 1, 2016 – December 31, 2016

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Department of Planning and Zoning

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A. Historic Preservation Staff

The City of Waukegan employs one (1) full-time staff person who is assigned to the Historic Preservation Commission in addition to his other assigned duties with the City of Waukegan's Department of Planning and Zoning.

B. Certificates of Appropriateness (COA's)

There was one (1) Certificate of Appropriateness (COA) that was applied for and approved by the HPC during the period January 1, 2016 through December 31, 2016.

Property Address	Date	Request	Outcome
946 N. Sheridan Road	May 19, 2016	Stoop replacement, shutter removal, painting of house	Approved

C. Certificates of Economic Hardship

The Historic Preservation Commission considered no applications for Certificates of Economic Hardship during the period January 1, 2016 through December 31, 2016.

D. Landmark Designations

The Historic Preservation Commission requires a two-step process for landmarking. The applicant is required to first submit a Landmark Nomination application, which is an abbreviated version of the full Landmark Application. The purpose is to make the determination (by the Historic Preservation Commission) that a residence, structure or place is landmark-eligible before the applicant prepares the longer, more time-intensive Landmark Application. It should be noted that the Waukegan City Council would not approve the Historic Preservation Ordinance on December 17, 2001 unless the ordinance specifically noted that properties could only be **voluntarily** landmarked. Properties cannot be landmarked without the owner's consent. This has led to many structures, well-deserving of landmark status, to be demolished or detrimentally-altered since a Certificate of Appropriateness was not required. There was one (1) property that was designated a Waukegan Landmark during the period January 1, 2016 through December 31, 2016. The Historic Preservation Commission considered no landmark amendment applications or landmark rescissions during that same reporting period.

Property Address	Date	Property Name	Outcome
906 N. Sheridan Road	August 1, 2016	Schwartz Residence	Approved

E. Survey

Nearly 4,581 homes underwent an architectural survey in 2007. It was the original intent of this historic resource survey to survey all residential areas of the city. This would have provided the Historic Preservation Commission with an overall encompassing document to guide and direct their efforts towards the areas of the city that needed their attention most. Due to limitations of time and resources, the scope of the survey was limited to almost all areas developed up to 1929. The purpose of the survey was to ascertain which structures retained integrity on the exterior. As such, the survey was concerned with cladding, roofing materials, proportion, massing, porches, architectural detail and windows. The buildings were divided into five categories:

1. High significance/contributing (Red) – No alterations or all original features restored.
2. High significance/contributing (Orange) – Minor alterations that are reversible, i.e. improper siding, missing details, replacement windows.
3. Low significance/contributing (Yellow) – More significant alterations that are not easily reversible, i.e. enclosed porches, small additions.
4. No significance/non-contributing (Green) – Many alterations that render the original structure largely unrecognizable, i.e. major additions to several sides of the structure, addition/removal of stories.
5. No significance/non-contributing (Blue) – Construction less than fifty years old that has no significance individually, i.e. 1960's ranch housing, 1970's split level.

It is this survey that the Historic Preservation Commission has utilized on a yearly basis to determine which property owners to approach in regards to landmarking their residences/buildings. If ownership of these residences/buildings changes, the Historic Preservation Commission approaches the new owners to see if there is interest in landmarking their recent acquisition. In 2011, staff undertook a photographic survey of all the residences that were listed as contributing properties in the establishment of the Near North Historic District which was listed on the National Register of Historic Places in 1978. Unfortunately, not all residences were documented as they were demolished prior to the adoption of Waukegan's Historic Preservation Ordinance and creation of the Waukegan Historic Preservation Commission in 2001.

No additional surveys were undertaken in Waukegan during the period January 1, 2016 through December 31, 2016.

F. National Register

No properties were added to the National Register of Historic Places during the period January 1, 2016 through December 31, 2016.

Property Address	Date	Property Name	Outcome

G. Properties Monitored through Section 106 Reviews

The City is forwarding projects that trigger a Section 106 review to IHPA. These projects include (but are not limited to) those that are undertaken with the Community Development Block Grant (CDBG), the Neighborhood Stabilization Program (NSP), and the Federal Communications Commission (FCC). There were six (6) properties monitored through Section 106 reviews during the period January 1, 2016 through December 31, 2016.

Property Address	Date	Request	Determination
1045 S. Lewis Avenue	January 21, 2016	Installation of cellular tower	No adverse impact
2220 Shawnee Road	February 3, 2016	Rehabilitation of residence	No adverse impact
839 S. MLK Avenue	February 24, 2016	Rehabilitation of residence	No adverse impact
531 S. George Avenue	February 29, 2016	Rehabilitation of residence	No adverse impact
718 W. Keith Avenue	March 29, 2016	Rehabilitation of residence	No adverse impact
854 Adams Street	May 18, 2016	Rehabilitation of residence	No adverse impact
429 North Avenue	September 15, 2016	Rehabilitation of residence	No adverse impact

H. Preservation Commission Activities

The activities of the Historic Preservation Commission and staff, for the period January 1, 2016 through December 31, 2016, are detailed as follows:

January 2016

- Historic Preservation Commission meeting held on Thursday, January 15, 2015.
 - Landmark Nomination application reviewed and approved for 906 N. Sheridan Road.
 - CLG Annual Report (IHPA) for the period January 1, 2015 through December 31, 2015 was reviewed and approved.
 - Annual Products Report for CLG's (National Park Service) for the period October 1, 2014 through September 30, 2015 was reviewed and approved.
 - Discussion about the letter being sent to landmarked property owners to gauge their interest in a Landmark Plaque program. Will send the letters in February.
 - Section 106 review for the installation of cellular tower at 1045 S. Lewis Avenue through the Federal Communications Commission (FCC).

February 2016

- Completed Section 106 review for residential rehabilitation of residence at 2220 Shawnee Road through the Community Development Block Grant (CDBG) program.
- Completed Section 106 review for residential rehabilitation of residence at 839 S. Martin L. King, Jr. Avenue through the Community Development Block Grant (CDBG) program.
- Completed Section 106 review for residential rehabilitation of residence at 531 S. George Avenue through the Community Development Block Grant (CDBG) program.
- Mailed letters to landmark owners to gauge interest in a landmark plaque for their residences.
- No Historic Preservation Commission meeting held (odd months only).

March 2016

- Staff liaison Steven Sabourin drafted a proclamation declaring May 2016 as Historic Preservation Month and celebrating the National Park Service's 100th Anniversary. Said proclamation was presented to the Historic Preservation Commission (via e-mail) for review and approval prior to having it approved by the Waukegan City Council in April.
- Historic Preservation Commission meeting for Thursday, March 17, 2016 was cancelled.
- Completed Section 106 review for residential rehabilitation of residence at 718 W. Keith Avenue through the Community Development Block Grant (CDBG) program.

April 2016

- The Waukegan City Council approved the proclamation declaring May 2016 as Historic Preservation Month and celebrates the National Park Service's 100th Anniversary. Said proclamation was approved on April 18, 2016.
- No Historic Preservation Commission meeting held (odd months only).

May 2016

- Completed Section 106 review for residential rehabilitation of residence at 854 Adams Street through the Community Development Block Grant (CDBG) program.
- Historic Preservation Commission meeting held on Thursday, May 19, 2016.
 - Landmark Nomination application reviewed and approved for 906 N. Sheridan Road.
 - Reviewed Certificate of Appropriateness (COA) application for stoop replacement, shutter removal, painting of Isaac R. Lyon residence at 946 N. Sheridan Road.
- Completed Section 106 review for residential rehabilitation of residence at 854 Adams Street through the Community Development Block Grant (CDBG) program.

June 2016

- No Historic Preservation Commission meeting held (odd months only).
- Historic Preservation Commission members helped with Waukegan Historical Society's annual Tour of Homes on June 26, 2016.

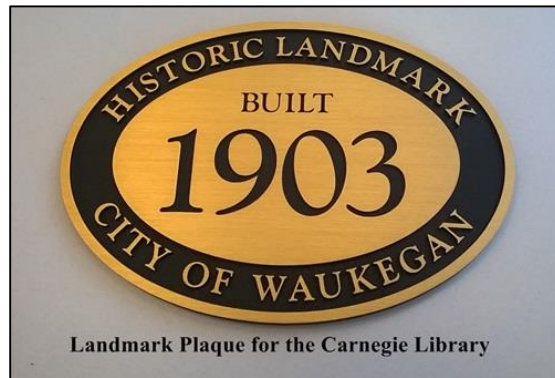
July 2016

- Historic Preservation Commission meeting held on Thursday, July 21, 2016.
 - Landmark application for 906 N. Sheridan Road (Schwartz Residence) was recommended for approval to the Waukegan City Council.
 - Reviewed the final proof of the plaque to be used before ordering one to be shown to people interested in the landmark plaque program.

August 2016

- The Waukegan City Council landmarked the Schwartz residence at 906 N. Sheridan Road on August 1, 2016.

- The first landmark plaque was received for the Carnegie Library. The plaque will be used for display purposes for those who expressed an interest in purchasing a plaque for their landmarked building.



- No Historic Preservation Commission meeting held (odd months only).

September 2016

- Received a landmark nomination application for the water tower at 200 E. Sea Horse Drive.
- Completed Section 106 review for residential rehabilitation of residence at 429 North Avenue through the Community Development Block Grant (CDBG) program.
- Due to a lack of quorum, the September Historic Preservation Commission meeting was cancelled. A special October meeting will be scheduled.

October 2016

- Special October Historic Preservation Commission meeting was held on October 17, 2016 due to September's cancellation.
 - Landmark Nomination application was approved for the Johnson Motors water tower at 200 E. Sea Horse Drive.
 - Discussion about the landmarked Joseph P. Arthur Residence at 445 N. Genesee Street took place to determine if a Certificate of Appropriateness was required for a proposed koi pond. No COA was deemed necessary, but one will be needed if a fence is erected around the koi pond.
 - Discussion about the Landmarked Genesee Theatre at 203 N. Genesee Street took place regarding Certificate of Appropriateness violations. It was brought to the Commission's attention that the three arched windows and stained glass on the main façade were removed and replaced without a Certificate of Appropriateness. The Commission agreed to issue a letter to the Mayor and City Council outlining the violations for each window and levying a fine of \$1,500 a day (\$500 for each of the three windows).

November 2016

- Issued the first HPC landmark plaque for the Joseph P. Arthur Residence at 445 N. Genesee Street on Friday, November 4, 2016.
- Historic Preservation Commission meeting held on Thursday, November 17, 2016.

- Follow-up discussion regarding the status of the three COA violations for 203 N. Genesee Street (Genesee Theatre) for the three arched windows that were replaced without obtaining a COA. The Mayor will not fine the Theatre for the violations but an architect should be hired to re-insert the stained-glass medallions.
- The HPC's first landmark plaque was issued for the Joseph P. Arthur Residence at 445 N. Genesee Street.
- Commission agreed that a letter needs to be drafted and sent to landmark owners reminding them of their landmark status and the COA requirements
- December 3rd will be the Holiday Open House for the Waukegan Historical Society.

December 2016

- No Historic Preservation Commission meeting held (odd months only).
- The Waukegan Historical Society held its annual Holiday Open House on Saturday, December 3rd at the Haines Museum, 1917 N. Sheridan Road. Victorian era holiday decorations adorned the museum and light refreshments were served.

I. New Commissioners

Bryan Hector Escobar was appointed to the Historic Preservation Commission in October of 2016. Bryan Escobar was the person responsible for getting the Carnegie Library listed on the National Register of Historic Places in December 2015.

J. Informational/Educational Activities

The Waukegan Historic Preservation Commission participated in informational and educational activities during the period January 1, 2016 through December 31, 2016.

- Saturday, June 4, 2016 - *Ray Bradbury's "Dandelion Wine" Fine Arts Festival* – Commemorating the 17th annual event, the Dandelion Wine Fine Arts Festival showcased local and regional artists and venues, historic landmarks, championed the arts, was free to the public, offered low participation fees to artists, and remembered one of Waukegan's favorite sons, author Ray Bradbury.
- Saturday, November 12, 2016 – “*Remembering Our Veterans*” - Veterans dating back to the War of 1812 are laid to rest at Waukegan's Oakwood Cemetery. Waukegan History Museum Supervisor Ty Rohrer led participants to the grave sites of soldiers and shared their heroic stories. Soldiers who fought in the War of 1812, Civil War, World War I, World War II, Korean War, and Vietnam War were featured.
- Ongoing – Staff liaison Steven Sabourin continues to maintain the [Waukegan Historic Preservation Commission website](#).

K. Historic Preservation Commission Member Attendance

The seven-member Waukegan Historic Preservation Commission conducted five meetings during the period January 1, 2016 through December 31, 2016, cancelling its regularly-scheduled March and September meetings. A special meeting was held on October 20, 2016. On April 17, 2014, the Waukegan Historic Preservation Commission voted to conduct meetings every other month on the odd-numbered months rather than on a monthly basis.

Name	1/21	3/17	5/19	7/21	9/15	10/20	11/17	Attendance Rate
Bowcott	Y	N/A	N	Y	N/A	N	Y	60%
Escobar	N/A	N/A	N/A	N/A	N/A	Y	Y	100%
Hohf	Y	N/A	N	Y	N/A	Y	Y	80%
Holland	Y	N/A	Y	Y	N/A	Y	Y	100%
McCulloch	N	N/A	Y	Y	N/A	Y	N	60%
Rohrer	Y	N/A	Y	Y	N/A	Y	Y	100%
Troha	Y	N/A	Y	N	N/A	Y	Y	80%
Total	5	0	4	5	0	6	6	-

L. Commission-Sponsored Publications

1. "Waukegan Landmarks" (Steven Sabourin)

Updated August 2016

A 48-page publication highlighting the structures and buildings landmarked by the Waukegan City Council.

Historic Preservation Commission	
<i>Waukegan Landmarks</i>	
August 2016	
Inside this issue:	Introduction
Dickinson Residence 2	A building that has architectural or historic significance may be designated as a Waukegan landmark, a classification created under the Waukegan Historic Preservation Ordinance, passed in December of 2001. Owners of historic landmark structures may obtain professional advice and tax incentives, which enable them to protect the historic integrity of their buildings, while fostering continued, contemporary usage.
Clarke Residence 3	The Historic Preservation Commission is a volunteer advisory body that is charged with preserving the City's historic buildings and areas by "landmarking" them, which protects them from demolition and ensures that any alterations are sensitive to their historical character.
McKay Residence 4	The Historic Preservation Commission is a "recommending body," where final landmarking decisions are made by the City Council.
Benny Residence 6	The Commission is made up of seven Waukegan residents appointed by the Mayor. Many of those members have expertise in building, design and preservation matters.
Arthur Residence 8	Designation recognizes that the property is significant to Waukegan and that its historic character and architectural merit should be maintained and preserved for current and future generations.
Seaton Residence 11	Once property is designated as a landmark, the owner must follow the City's architectural review guidelines when making changes to the exterior of the landmark. The Commission strongly encourages the types of changes that will keep a building functional, while re-
Spratz Residence 12	(Continued on page 2)
Porter Residence 13	
Wagon Residence 14	
Conolly Residence 16	
Evans Residence 18	
South Side Fire Station 19	
The Carnegie Library 21	
First National Bank 23	
The Genesee Theatre 25	
Masonic Temple 27	
YMCA Building 29	
Christ Episcopal Church 31	
Biddlecom Residence 32	
Kessler Hotel 34	
Leon Residence 37	
Ferry Residence 38	
Corn Residence 39	
Bellows Residence 40	
Blodgett Residence 41	
Schwartz Residence 43	

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**RESOLUTION DESIGNATING THE MONTH OF MAY AS
NATIONAL HISTORIC PRESERVATION MONTH**

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering economic development and local pride, and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, historic preservation encourages community reinvestment, saving resources and promoting socially, culturally, and historically-rich communities. Historic preservation fosters a culture of reuse and maximizes the life cycle of all resources through conservation; and

WHEREAS, Waukegan has recognized the importance of historic preservation with the establishment of a historic preservation program by ordinance #01-O-144 on December 17, 2001; and

WHEREAS, to heighten the awareness of historic preservation, it has been incorporated under the purview of the Historic Preservation Commission which was established in 2003; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals and organizations in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, "A Century of Stories" is the theme for Historic Preservation Month 2016, which recognizes the 100th anniversary of the National Park Service, which is charged with the trust of preserving the natural resources of America. The National Park Service's centennial will kick off a second century of stewardship of America's national parks and engaging communities through recreation, conservation, and historic preservation programs; and

WHEREAS, this year marks the 157th anniversary of Waukegan's incorporation, the 48th anniversary of the Waukegan Historical Society, and the 15th anniversary of the Waukegan Historic Preservation Commission.

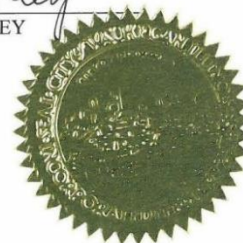
NOW, THEREFORE, BE IT RESOLVED, that the City Council proclaims May 2016 as Historic Preservation Month in Waukegan, and call upon the people of Waukegan to join their fellow citizens across the United States in recognizing and participating in this special observance.

Dated this 18th day of April, 2016.

ATTEST:


MARIA LACOUR, City Clerk


MAYOR WAYNE MOTLEY



M. New Landmark Designations

Included is the scanned copy of the ordinance, dated August 1, 2016, landmarking the residence of Samuel and Mary Schwartz, located at 906 N. Sheridan Road.

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AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 906 N. SHERIDAN ROAD

WHEREAS, on December 17, 2001 the Waukegan City Council enacted ordinance #01-O-144, known as the Historic Preservation Ordinance of the City of Waukegan, Illinois (the Historic Preservation Ordinance); and

WHEREAS, the Historic Preservation Ordinance was enacted to provide the City and its citizens a way to protect, enhance, perpetuate, and allow for the continued use of improvements of special character or historical interest or value within the City for continued health, prosperity, safety and welfare of the people of Waukegan; and

WHEREAS, the Historic Preservation Ordinance established the Historic Preservation Commission and a mechanism whereby elements of the City's cultural, social, economic, political and architectural history could be identified and preserved; and

WHEREAS, pursuant to the Historic Preservation Ordinance, Barbara Carroll, d.b.a. 906 Sheridan, LLC, filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for the Samuel and Mary Schwartz Residence, 906 N. Sheridan Road; and

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice, a hearing was convened and evidence heard on July 21, 2016. Thereafter, the Commission prepared a report and made findings of fact, which the Commission conveyed to the Waukegan City Council and which are designated Exhibit A and attached to and made a part of this ordinance; and

WHEREAS, in its report the Commission has recommended to the City Council that 906 N. Sheridan Road be designated a Historic Landmark within the City of Waukegan; and

WHEREAS, the City Council of Waukegan has accepted the factual findings and recommendation of the Commission and has determined that it is in the public interest and will tend to promote the public health, safety, morals, comfort, convenience and general welfare of the citizens of Waukegan, Illinois to designate 906 N. Sheridan Road as a Historic Landmark.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waukegan, Illinois, as follows:

SECTION 1: The recitals set forth above and the findings and recommendation of the Historic Preservation Commission are made a part of this Ordinance.

SECTION 2: The City Council approves the application of Barbara Carroll, d.b.a. 906 Sheridan, LLC, and that the following legally-described property at 906 N. Sheridan Road is hereby designated as a Historic Landmark:

THAT PART OF BLOCK 1 IN LAURA B. CROCKETT'S SUBDIVISION OF PART OF LOTS 14 AND 15 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1888 AS DOCUMENT 71079 IN BOOK "D" OF PLATS, PAGE 69, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING ON THE NORTH LINE OF GILLETTE AVENUE 191.4 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE NORTH PARALLEL TO COUNTY STREET 157 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 1, THENCE EAST ON THE NORTH LINE OF SAID BLOCK 185 FEET TO THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ON THE EAST LINE OF SAID BLOCK 1 AND ON THE WEST LINE OF SHERIDAN ROAD, 158 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID BLOCK 1

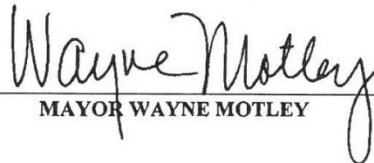
AND THENCE WEST ON THE SOUTH LINE OF SAID BLOCK 1 AND THE NORTH LINE OF GILLETTE AVENUE, 191.4 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTH 80 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

SECTION 3: Hereafter any proposed alteration, construction, removal or demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

SECTION 4: The City Council hereby directs the City Clerk to send or deliver executed copies of this ordinance to Barbara Carroll, d.b.a. 906 Sheridan, LLC., the Waukegan Planning and Zoning Department and the Waukegan Building Department. The City Clerk is further directed to record a certified copy of this ordinance with the Lake County Recorder of Deeds.

SECTION 5: All ordinances or parts of ordinances in conflict with the terms of this ordinance are, to the extent of such conflict, hereby repealed.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.


MAYOR WAYNE MOTLEY

ATTEST:


MARIA M. LACOUR, City Clerk

Presented and read at a regular meeting of the Waukegan City Council on the 1st day of August, 2016.

Passed and approved at a regular meeting of the Waukegan City Council on the 1st day of August, 2016.

ROLL CALL: Alderman Moisio, Villalobos, Newsome, TenPas, May, Valko, Taylor, Cunningham and Seger.

AYES: Alderman Moisio, Villalobos, Newsome, TenPas, May, Valko, Taylor, Cunningham and Seger.

NAYES: None

ABSENT: None

ABSTAIN: None